


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	20.07.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/0594	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	7/7/2021	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Proposed demolition of a small storage building and erection of a new commercial building.
Site Address/Location:	Woodfield Farm Longsight Road Clayton le Dale BB2 7JA

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No comments received	
United Utilities:	
No objection but wish to draw the developer's attention to sustainable drainage principles and matters regarding water supply.	
CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy EC1: Business and Employment Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport and Mobility Policy DME2: Landscape and Townscape Protection Policy DMB1: Supporting Business Growth and The Local Economy
Relevant Planning History: 2019/0827 - Use of land as a storage compound and construction of building for vehicle servicing area, workshop, tool store, offices and ancillary accommodation to create a depot for a civil engineering company – APPROVED WITH CONDITIONS

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

Woodfield Farm is located on the north side of Longsight Road, A59, in the open countryside. It comprises a former farmhouse and barn (converted to offices) and a large dwelling and to the south west is Woodfield Garage and a dwelling, Strathaven. The civil engineering company, Wade Group, already operates from the site and is involved in building, landscaping and civil engineering projects. The site lies directly adjacent to a stone building occupied by "the energy group" it is currently occupied by a stone building and storage containers and the former farmhouse lies behind this. This area, although is in open countryside is well developed along the A59 corridor with ribbon development of commercial and residential properties either side of the road.

Proposed Development for which consent is sought:

The application seeks consent for a box profile metal sheeting building constructed on a 1 metre high blockwork dwarf wall with steel roller shutters and uPVC windows. It will be located adjacent to the stone office building directly adjacent to the road. The building is intended to be used in connection with the operations of Wave, who already operate from the site and provide broadband solutions in areas that have difficulties accessing conventional broadband.

Principle of Development:

The site lies in open countryside but as aforementioned is within the A59 corridor which is already well developed with several independent businesses being located along its route. The proposal will allow "Wave" to expand their operations from their site as well as providing needed office space and storage. The supporting information explains that it is likely to provide 3 additional full-time jobs. It is considered that there will be continuing demand for their services given that many residents of the Ribble Valley may be unable to access conventional broadband due to the rural nature of large areas of the borough.

Policy DMG2 allows for development in areas of open countryside where certain criteria are met. The business will remain relatively small scale, but is established at the site. The new building will be sited within an existing group and will not be an isolated feature in the landscape. It will allow an established business to expand and provide 3 jobs. Policy DMB1 is supportive of the expansion of established firms and states that this will be allowed on land outside settlements provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. It is considered that the proposal would be in accordance with the objectives of policies DMG2 and DMB1 and is appropriate in this location so is acceptable in principle subject to the material planning considerations.

Residential Amenity:

The existing office building farm and site are all within the same ownership and located on a busy traffic route. The proposed use is light industry / offices and appropriate to a rural area and is considered to fall within the old B1 (Business) use class and new use class E(g). It is not considered that the proposal would result in any detriment to the amenity of surrounding occupants. The opening hours proposed are 0700-1800 Mon-Fri and 0830-1400 on Saturdays. This can be controlled with a condition.

Visual Amenity:

In terms of visual amenity, the building is utilitarian in appearance and undoubtedly not as attractive as the adjacent stone building, however the cost implications of constructing such a building are acknowledged. It is designed for the use intended and there are examples of other functional buildings in the vicinity being typical materials used for both industrial and agricultural buildings. The building will be lower than the adjacent buildings at approx. 6 metres in height and will replace the smaller buildings and containers currently on the land. A new security fence is proposed to the rear of the site but the boundary treatments to the road side remain as existing, consisting of a stone wall and bushes. As aforementioned there is linear development along the A59 and it is not in a protected landscape. The immediate locality is fairly commercial with a car repair garage and offices. It is also noted that there is a recent extant consent for storage compound and mixed industrial use across the road. In the wider area there are other uses such a veterinary surgery with large car park, a farm that has diversified to become a visitor attraction and restaurants. As such it is not considered that the proposal would be an isolated or obtrusive feature and it would not be harmful to visual amenity.

Highways:

The LCC highways section have not provided any comments, however it was noted at a site visit that the site is already accessed via a wide access with good visibility on a straight stretch of road with vehicles able to turn within the site. This access is to be slightly widened to the left and 5 parking spaces are proposed to the rear of the building; the application form states that this will result in a total of 23 spaces across the site. Given that this site is already accessed by vehicles associated with the other existing uses it is not considered that this would result in an intensification that would result in highway safety implications.

Ecology:

A bat survey has been submitted that concludes that:

No evidence was recorded to suggest bats were roosting within the building.

No bats were observed or recorded using the building for roosting.

The building is considered to be of negligible potential for roosting bats.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.

Therefore, the proposal does not raise any issues in respect of protected species.

Observations/Consideration of Matters Raised/Conclusion:

The proposal is considered to be an appropriate form of development in this location and accords with the relevant core strategy policies and other material considerations. It is therefore recommended accordingly.

RECOMMENDATION:

To approve planning permission.